



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210  
TEL (310) 458-1141 FAX (310) 858-5966

## Architectural Commission Report

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**Meeting Date:** Wednesday, February 15, 2012

**Subject:** **THE STINKING ROSE**  
**55 N La Cienega Boulevard**  
Request for approval of a façade remodel.  
(PL1201734)

**Project applicant:** Anthony Eckelberry

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant requests approval of a façade remodel at the existing “The Stinking Rose” restaurant. The façade remodel includes stripping the existing white paint from the existing brick façade, painting the existing stucco to match the natural brick façade color in Benjamin Moore “Audubon Russet”, painting the existing portico, window trim, and entry railing in Benjamin Moore “Ebony King”, installing new wrought-iron detailing above the portico painted in Benjamin Moore “Ebony King”, and recovering the awnings at the entry and service door in a black, red, and gold striped fabric. There are no proposed changes for the existing business signage.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### PUBLIC OUTREACH AND NOTIFICATION

Public notification was not required for this project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191

[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – February 15, 2012

**Attached A:**

Detailed Design Description  
and Materials (Applicant Prepared)

**SECTION 1 – AUTHORIZATION & APPLICANT TEAM**

**A Property Information**

Project Address: 55 N. La Cienega Boulevard, Beverly Hills  
Adjacent Streets: Wilshire Boulevard

**B Property Owner Information<sup>1</sup>**

Name(s): Fain/Walker LLC  
Address: 7685 SW Arbor Lake Ct.  
City: Wilsonville State & Zip Code: OR 97070  
Phone: Fax:  
E-Mail

**C Applicant Information [individual(s) or entity benefiting from the entitlement]**

Name(s): Jerry Dal Bozzo, Stinking Rose Restaurant  
Address: 55 N. La Cienega Blvd.  
City: Beverly Hills State & Zip Code: CA 90211  
Phone: 310-652-7673 Fax:  
E-Mail jdboz@me.com

**D Architect / Designer Information [Employed or hired by Applicant]**

Name(s): Anthony Eckelberry Registered Architect? Yes  No   
Address: 4535 Gainsborough Avenue  
City: Los Angeles State & Zip Code: CA 90027  
Phone: 323-661-0895 Fax: 323-661-1493  
E-Mail anthony@eckelberry.biz

**E Landscape Designer Information [Employed or hired by Applicant]**

Name(s): N/A  
Address:  
City: State & Zip Code:  
Phone: Fax:  
E-Mail

**F Agent [Individual acting on behalf of the Applicant] NOTE: All communication is made through the Agent.**

Name(s): Anthony Eckelberry  
Address: 45345 Gainsborough Avenue  
City: Los Angeles State & Zip Code: CA 90027  
Phone: 323-5661-0895 Fax: 323-661-1493  
E-Mail anthony@eckelberry.biz

**G I hereby certify that I am the owner(s) of the subject property and that I have reviewed the subject application and authorize the Agent to make decisions that may affect my property on my behalf.<sup>2</sup>**

see attached document

\_\_\_\_\_  
Property Owner's Signature & Date

\_\_\_\_\_  
Property Owner's Signature & Date

<sup>1</sup> If the owner is a corporate entity, the names of two corporate officers are required from each of the following Groups:  
Group A – Chairperson or president of the board; Group B – board secretary or chief financial officer.

<sup>2</sup> A signed and dated authorization letter from the property owner is also acceptable.

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
  - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
  - Ten (10) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- New construction
- Façade Remodel ONLY
- Business Identification Sign(s)  
Number of signs proposed:
- Building Identification Sign(s)  
Number of signs proposed:
- Sign Accommodation (explain reason for the accommodation request below):  
Number of signs proposed:
- Other:
- Remodel: Int. & Ext, no floor area added
- Remodel: Int. & Ext, floor area added
- Awning(s):  New  Recovery
- Open Air Dining: #Tables #Chairs

**C Describe the scope of work proposed including materials and finishes:**

recover existing awnings, strip paint from existing brick, paint building stucco to match existing brick, paint portico dark grey, add iron trim to the portico.

**C Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/UNITEGIS/>)**

- R-4       R-4X       R-4       R-4-P       R-4X2
- R-3       RMCP       C-3       C-3A       C-3B
- C-5       C-3T-1       C-3T-2       C-3T-5       C-5

**E Lot is currently developed with (check all that apply):**

- General Office Building       Multi-family Building       Other (specify below):
- Retail Building       Vacant
- Medical Office Building       Restaurant

**F Are any protected trees located on the property? (See the City's tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>)**

Yes  No

If YES, provide the following information:

Tree Type:  Heritage Tree(s)       Native Tree(s)       Urban Grove

Species:

Quantity/Sizes:

Reason for Removal:

**G Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?**

Yes  No  If yes, please list Architect's name:

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

**A Indicate in the chart below all applicable signage details:**

	<u>Type of Sign</u> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1	N/A				
2					
3					
4					
5					

**C List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):**

**FAÇADE** (List all material for all portions visible from the street)

*Material:* existing Brick existing Stucco  
*Texture /Finish:* natural existing sand finish  
*Color / Transparency:* natural Benjamin Moore 'Audubon Russet' HC-51 or BM 'Ebony King' 2132-20

**WINDOWS/DOORS** (Include frame, trim, glass, metal, etc.)

*Material:* existing wood  
*Texture /Finish:* painted  
*Color / Transparency:* Benjamin Moore 'Ebony King' 2132-20

**ROOF**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**CHIMNEY(S)**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**COLUMNS**

*Material:* existing stucco  
*Texture /Finish:* sand finish  
*Color / Transparency:* Benjamin Moore 'Ebony King' 2132-20

**BALCONIES & RAILINGS**

*Material:* existing wrought iron  
*Texture /Finish:* painted  
*Color / Transparency:* Benjamin Moore 'Ebony King' 2132-20

**OUTDOOR DINING ELEMENTS** (List all material for all outdoor dining elements.)

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**AWNINGS, CANOPIES**

*Material:* new canvas over existing sheet metal  
*Texture /Finish:* canvas  
*Color / Transparency:* striped Jockey Red, Black and Gold

**DOWNSPOUTS / GUTTERS**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**BUSINESS ID SIGN(S)**

*Material:* existing metal  
*Texture /Finish:* existing  
*Color / Transparency:* existing green or red

**BUILDING ID SIGN(S)**

*Material:* existing  
*Texture /Finish:*  
*Color / Transparency:*

**EXTERIOR LIGHTING**

*Material:* existing  
*Texture /Finish:*  
*Color / Transparency:*

**PAVED SURFACES**

*Material:* existing asphalt  
*Texture /Finish:*  
*Color / Transparency:*

**FREESTANDING WALLS AND FENCES**

*Material:* N/A  
*Texture /Finish:*  
*Color / Transparency:*

**OTHER DESIGN ELEMENTS**

*Material:* wrought iron portico trim  
*Texture /Finish:* painted  
*Color / Transparency:*

**D Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:**

N/A

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

**A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:**

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

The new finish of exposed brick, complementary dark-painted portico and striped awning is a tasteful blend of colors.

- 2. Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.**

The existing doors and windows are a good protection from external environmental factors.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The current building is a tasteful structure and the proposed improvements will contribute to the value of the local environment.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

The proposed alteration maintains the existing use in the area and contributes to the existing restaurant row with tasteful color choices. Restaurant buildings on this block have very different architectural styles and this proposed color change will be in harmony with the existing neighborhood.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The project is the repainting of an existing conforming building and the re-covering of an existing conforming awning, and maintains the conformity with applicable laws.



**Design Review Commission Report**

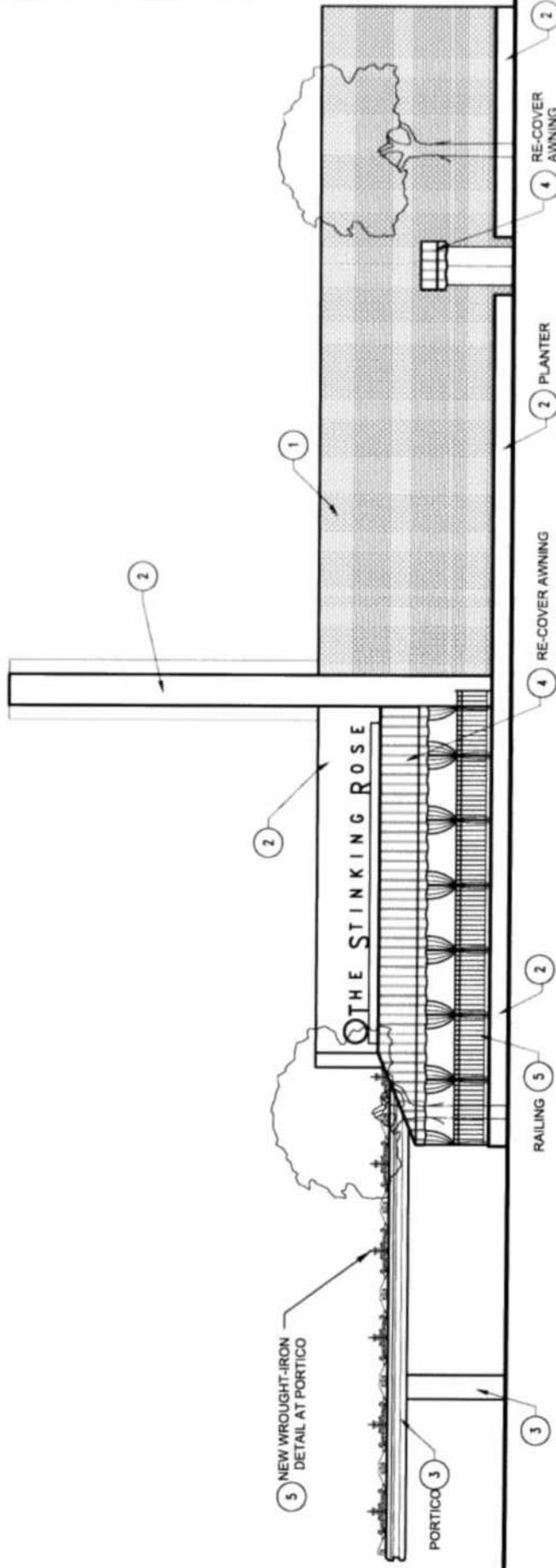
455 North Rexford Drive  
AC Meeting – February 15, 2012

**Attached B:**

Design Plans, Cut Sheets  
and Supporting Documents

**LEGEND**

- ① EXISTING BRICK IN NATURAL COLOR (STRIP EXISTING PAINT)
- ② STUCCO PAINTED TO MATCH BRICK BENJAMIN MOORE 'AUDUBON RUSSET' HC-51
- ③ STUCCO PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
- ④ NEW AWNING IN BLACK AND RED WITH GOLD STRIPE
- ⑤ WROUGHT IRON PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10



**ARCHITECTURAL DESIGN STUDIO, INC.**  
 ANTHONY ECKELBERRY, ARCHITECT  
 TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

**PROJECT**  
 THE STINKING ROSE RESTAURANT  
 55 N. LA CIENEGA BOULEVARD  
 BEVERLY HILLS, CA 90211

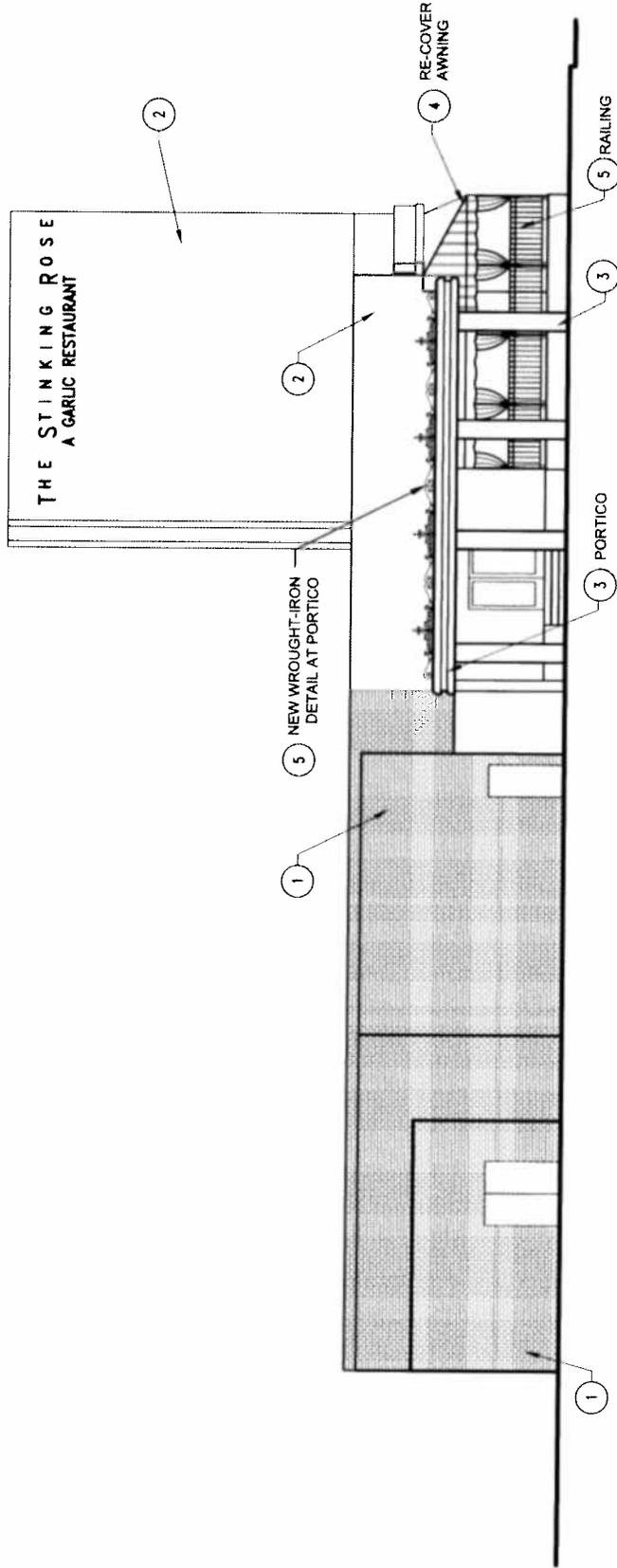
**SHEET TITLE**  
 FRONT (EAST) ELEVATION

**DATE:** 1-5-2012  
**PROJECT NO:** 1130  
**SCALE:** 3/32" = 1'-0"  
**REVISION:**

**SHEET**  
 SK-2

**LEGEND**

- ① EXISTING BRICK IN NATURAL COLOR (STRIP EXISTING PAINT)
- ② STUCCO PAINTED TO MATCH BRICK BENJAMIN MOORE 'AUDUBON RUSSET' HC-51
- ③ STUCCO PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
- ④ NEW AWNING IN BLACK AND RED WITH GOLD STRIPE
- ⑤ WROUGHT IRON PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10



**ARCHITECTURAL DESIGN STUDIO, INC.**  
 ANTHONY ECKELBERRY, ARCHITECT  
 TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

**PROJECT**  
 THE STINKING ROSE RESTAURANT  
 55 N. LA CIENEGA BOULEVARD  
 BEVERLY HILLS, CA 90211

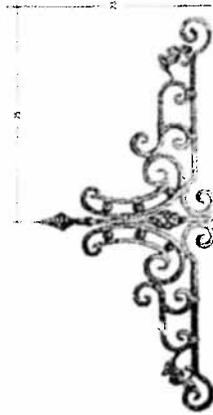
**SHEET TITLE**  
 SIDE (SOUTH) ELEVATION

**DATE:** 1-5-2012  
**PROJECT NO:** 1190  
**SCALE:** 3/32" = 1'-0"  
**REVISION:**

**SHEET**  
**SK-3**



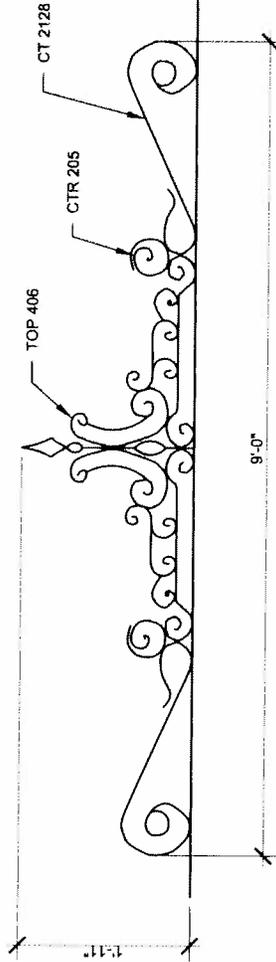
L 1/2"  
W 1 1/2"  
CTR 2128  
1/2" SQ. BAR



TOP 406  
5/8\"/>



CTR 205 & CTR 205HM  
5/8\"/>



TOP 406

CTR 205

CT 2128

9'-0"

ARCHITECTURAL DESIGN STUDIO, INC.  
ANTHONY ECKELBERRY, ARCHITECT  
TEL: (323)661-0895 ANTHONY@ECKELBERRY.BIZ

PROJECT  
THE STINKING ROSE RESTAURANT  
55 N. LA CIENEGA BOULEVARD  
BEVERLY HILLS, CA 90211

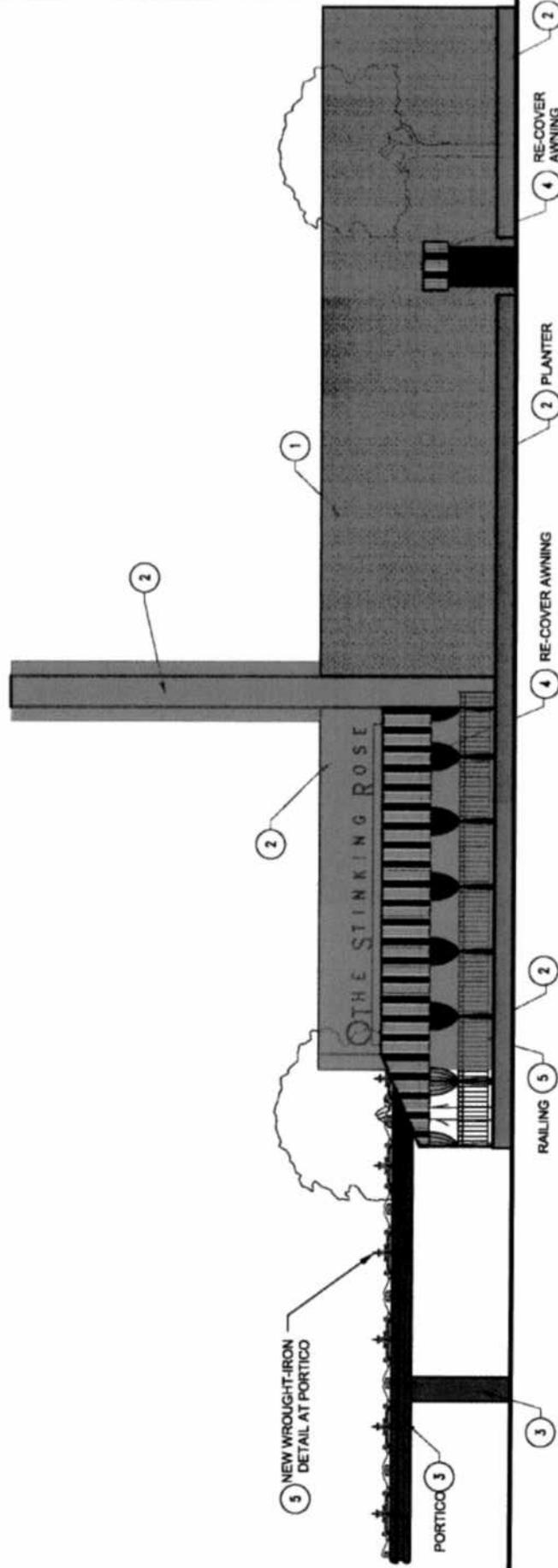
SHEET TITLE  
WROUGHT-IRON TRIM DETAIL  
AT PORTICO

DATE: 1-5-2012  
PROJECT NO: 1130  
SCALE: 1" = 1'-0"  
REVISION:

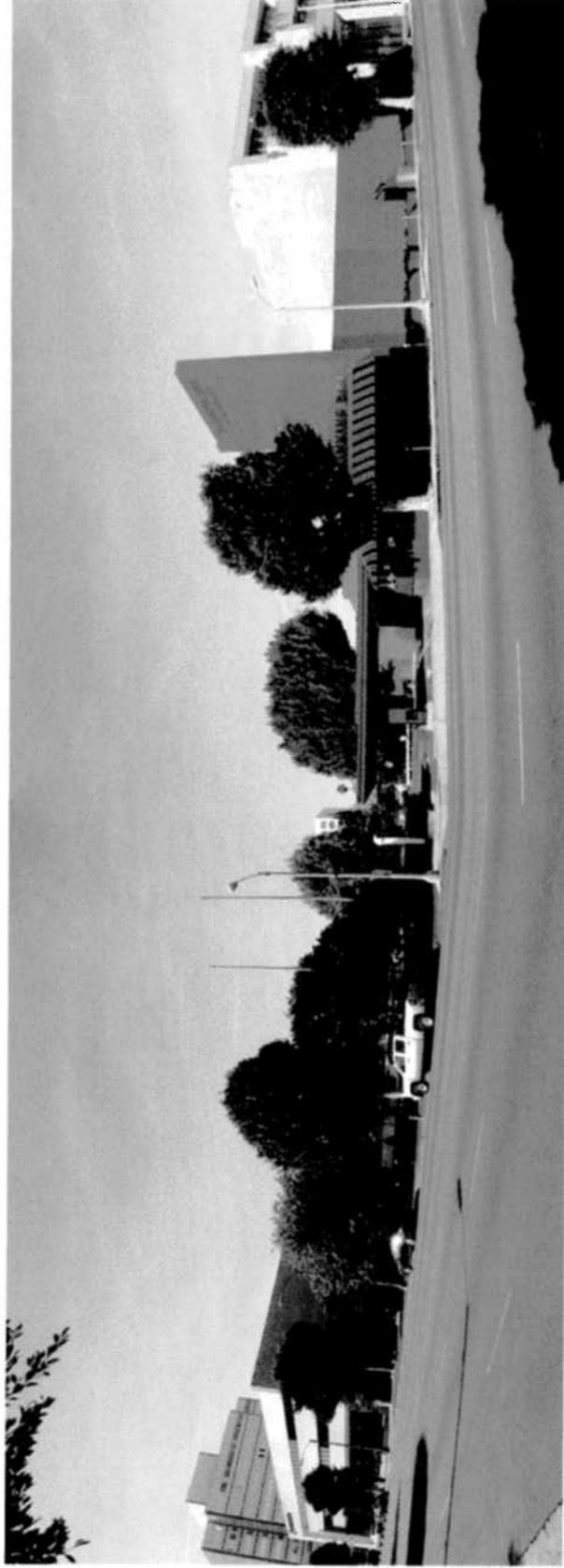
SHEET  
SK-4

**LEGEND**

- ① EXISTING BRICK IN NATURAL COLOR (STRIP EXISTING PAINT)
- ② STUCCO PAINTED TO MATCH BRICK BENJAMIN MOORE 'AUDUBON RUSSET' HC-51
- ③ STUCCO PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10
- ④ NEW AWNING IN BLACK AND RED WITH GOLD STRIPE
- ⑤ WROUGHT IRON PAINTED BLACK BENJAMIN MOORE 'EBONY KING' 2132-10



<b>ARCHITECTURAL DESIGN STUDIO, INC.</b> ANTHONY ECKELBERRY, ARCHITECT TEL: (323)661-0895    ANTHONY@ECKELBERRY.BIZ	PROJECT <b>THE STINKING ROSE RESTAURANT</b> 55 N. LA CIENEGA BOULEVARD BEVERLY HILLS, CA 90211	SHEET TITLE <b>FRONT (EAST) ELEVATION</b>	DATE: 1-9-2012 PROJECT NO: 1130 SCALE: 3/32" = 1'-0" REVISION:
	SHEET <b>SK-2</b>		



**ARCHITECTURAL DESIGN STUDIO, INC.**  
ANTHONY ECKELBERRY, ARCHITECT  
TEL: (323)661-0895    ANTHONY@ECKELBERRY.BIZ

**PROJECT**

**THE STINKING ROSE RESTAURANT**  
55 N. LA CIENEGA BOULEVARD  
BEVERLY HILLS, CA 90211

**SHEET TITLE**

**STREETSCAPE WITH TREES**

**DATE** 1-6-2012

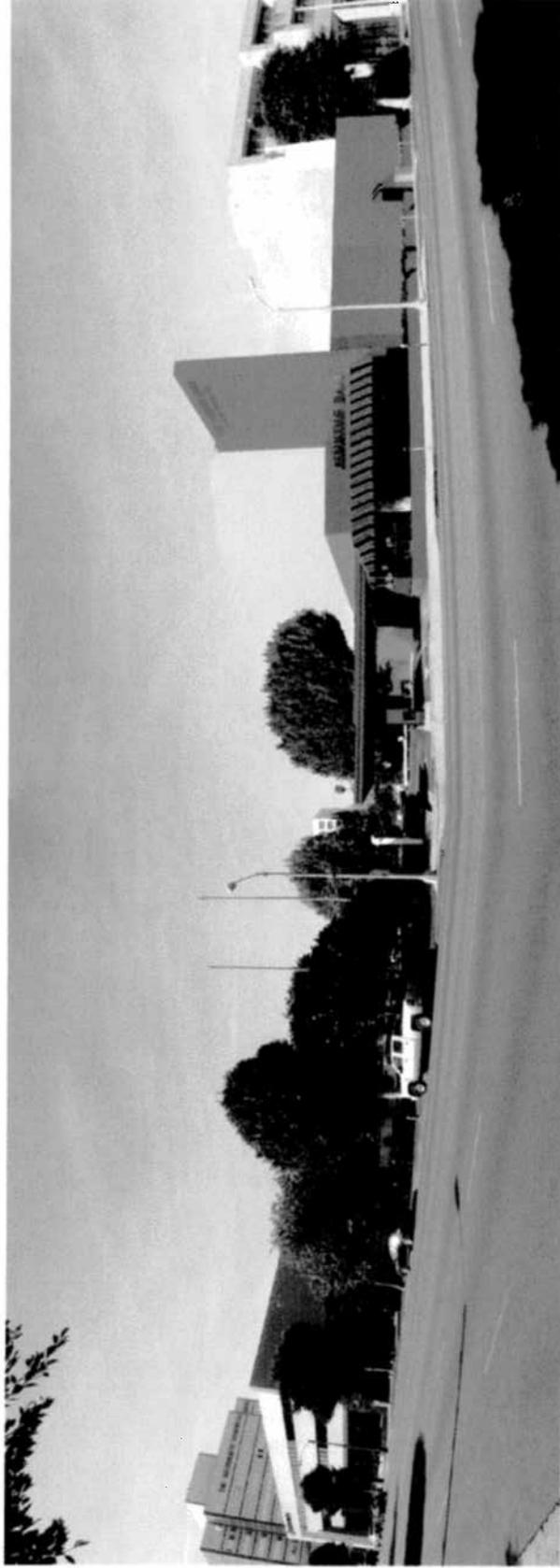
**PROJECT NO.** 1130

**SCALE:**

**REVISION:**

**SHEET**

**SK-6**



ARCHITECTURAL DESIGN STUDIO, INC.  
ANTHONY ECKELBERRY, ARCHITECT  
TEL: (323)661-0895    ANTHONY@ECKELBERRY.BIZ

PROJECT

THE STINKING ROSE RESTAURANT  
55 N. LA CIENEGA BOULEVARD  
BEVERLY HILLS, CA 90211

SHEET TITLE

STREETSCAPE WITHOUT  
TREES

DATE: 1-5-2012

PROJECT NO: 1130

SCALE:

REVISION:

SHEET

SK-7



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – February 15, 2012

**Attached C:**  
DRAFT Approval Resolution

RESOLUTION NO. AC-12-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL AT THE PROPERTY LOCATED AT 55 N LA CIENEGA BOULEVARD (THE STINKING ROSE – PL1201734).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Anthony Eckelberry, applicant on behalf of the property owners, Fain/Walker LLC, and the tenant, The Stinking Rose, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel for the property located at 55 N La Cienega Boulevard.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design,

colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on February 15, 2012 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
  
6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
  
7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. No special conditions for this project.

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: February 15, 2012

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Shena Rojemann, Commission Secretary  
Community Development Department

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Fran Cohen, Chairperson  
Architectural Commission

STATE OF CALIFORNIA                    )  
COUNTY OF LOS ANGELES            )     SS.  
CITY OF BEVERLY HILLS                )

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-12-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on February 15, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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SHENA ROJEMANN  
Secretary to the Architectural  
Commission/Associate Planner  
City of Beverly Hills, California